



Trendmaker's Coastal Standard Features

Home Site

1,000 sq. ft. of 4" thick, reinforced concrete driveway and walkways
Grading 10 ft. out from foundation
Independent soil test

Energy Features

Energy Star Certified
'Blower-door' test every home for energy efficiency
Low-E, impact resistant, vinyl windows
Poly sealed base plates, exterior doors & windows
R-16 wall-insulation system, R-22 vaulted ceiling, R-30 ceiling, and R-6 duct insulation

Foundation

Wood pilings up to Base Flood elevation
Conventional concrete foundation with 24" deep beams (may vary based on soils test)
Designed by independent structural Engineer

Roof

GAF Timberline Natural Shadow shingles (30-year warranty)
Radiant barrier roof decking (house only)
Roof ridge vents and continuous soffit vents
Extended 2-year limited warranty for roof leak repair
Gutters at front and rear of home

Exterior Features

Whole-house fiber cement system with factory applied sealant/primer
Vinyl, Low-E impact resistant windows
½" OSB sheathing w/ Dow Weathermate-Plus house wrap
Mahogany front door with leaded glass (varies per plan)
Schlage keyless deadbolt on back door
Keyless entry on overhead garage door
Remote garage door opener for each garage door

Plumbing

Delta Lahara Stainless plumbing faucets in master & powder baths
Delta Lahara Chrome plumbing faucets in secondary baths
Elongated commodes in all baths
Pedestal sink in powder room
Gas connections for dryer, cooktop & fireplace(s)
High efficiency, rapid recovery gas water heaters
(3) exterior hose bib connections
PEX water piping

Electrical

Ceiling fans in family room, gameroom & master bedroom
All secondary bedrooms wired & blocked for future ceiling fans
Dual recessed reading lights above master bed (per plan)
Built-in surge protector throughout entire home
Décor light switches
Energy-efficient, hi-lumens fluorescent bulbs in recessed can lights
100 ft. of electrical underground
Rope lighting in dining (per plan)
Automatic door switch in pantry

Air Conditioning & Heating

Lennox 14 SEER high efficiency, area-zoned air conditioning system
Lennox gas furnace matched to system
Touch screen programmable thermostat
Honeywell high-performance media air filters
Equalization ducts installed in bedrooms to ensure around-the-clock comfort
Mastic-sealed ducts (reduces attic air leaks by 60%)
Protective treatment of compressors to retard corrosion

Audio/Video & Security

Media outlet (RG6 cable & Cat-5e) in all bedrooms
Telephone outlet (Cat-5e) in all bedrooms and kitchen
Satellite TV (2xCat-5e & RG6 cables) in the Gameroom, family, and media room
Pre-wired 5.1 home theater system in family
Data/Media outlet (RG6 cable & 2 Cat-5e) in study
Complete intrusion alarm system with motion detector and keypad

Interior Features

8 ft. interior and exterior doors (per plan)
Brushed nickel finish door knobs
4 ½" baseboards
Granite countertops in all baths
Chrome light fixtures, shower enclosure & towel bars in secondary baths
Double crown molding in entry & dining
Single crown molding in dining & master
Granite countertops in all baths
Laundry/hobby table in utility room with 30" wall cabinet and hanging rod (per plan)
Built-in backpack rack (per plan)
Hidden storage room behind concealed bookcase (per plan)
Laundry chute (per plan)
Upgrade wood in entry, and upgrade ceramic tile in kitchen/breakfast, utility, and all bathrooms
Upgrade carpet with ½" pad in all remaining areas
Ceramic tile fireplace surrounds with custom built wood mantles

Master Suite

Climate-controlled closets with four-bulb fluorescent lighting
TV niche in master bath (per plan)
Dual shower heads in master shower (per plan)
Tiled shower walls with recessed shampoo shelf
Brushed nickel shower enclosure & towel bars
Whirlpool tub with Roman spray arm
Granite countertops
36" height stained Poplar vanity cabinets with oversized sinks
Delta Lahara Stainless plumbing faucets
Full-length, 3-way dressing mirror in master bath (varies per plan)
Medicine cabinet in master bath (per plan)





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Kitchen

Granite countertops
42" Poplar stained or painted, wall cabinets with raised door panels, 4" crown, and lip molding
GE stainless steel, self-cleaning 30" oven with coordinating stainless steel microwave
Gas cooktop - downdraft vent & sealed burners
Raised ergonomically designed, stainless steel dishwasher
Trash can cabinet next to sink
Wall or door mounted spice rack
Tilt-out sponge tray at kitchen sink
Door mounted towel bar under kitchen sink
Two sliding pot and pan storage drawers in kitchen cabinet
Under mount stainless steel sink with coordinated Delta, single-lever faucet
Dual stage drinking water filtration system (sink & refrigerator)
Walk-in pantry with automatic light

Services

Multiple 3rd party inspections at key stages of construction
Utilities paid during construction
Processing of utility hook-ups & building permits
2 hour consultation with our Interior Design Center staff
Plan Review Meeting prior to commencement of construction
ACES (American Construction & Education Services) Warranty Program
Complimentary one-time carpet re-stretch, and sheetrock crack repair at first year
Customer survey after each warranty request to ensure homeowner satisfaction
Numerous walks with Builder during construction
Thermography check of home, prior to completion and 1-year warranty service by an independent bonded contractor, to assure that the integrity of each home upholds the high quality of standards delivered by Trendmaker

Purchaser _____ Date _____

Sales Representative _____ Date _____

